

ASSET  
**EN**SIGN  
LUXURY APARTMENTS

KOVOOR,  
KOZHIKODE

Own the Symbol  
of **Class!**





# Be a Class Apart!

Asset Ensign Luxury Apartments is coming up on the NH Bypass at Kovoor in Kozhikode. The project has 13 floors of 2, 2.5 & 3 BHK apartments. Asset Ensign has a splendid aura of luxury to it with some outstanding amenities like swimming pool, multi-recreation room, health club, etc. Relish an unequalled recipe of classy living!



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ASSET



Live at the  
Classic  
Location!

▶  
KOVVOOR VELLIMADUKUNNU ROAD



▶  
MAVOOR ROAD

SREENARAYANAGURU STATUE

▶  
KOVVOOR MARKET ROAD



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RAJAM K NAIR ROAD

▼  
KOVVOOR MLA ROAD

▼  
TOWARDS  
NH BYPASS





**MEDICAL COLLEGE**



Situated in Kovoora, just 300 meters off Mavoor road. Asset Ensign links you up with the new and the old Kozhikode with equal ease. Access to essential utilities of life and unlimited connectivity with any location outside the city are two other significant reasons to move in here. Celebrate life at the classic spot that adds value to your address and also to your investment!

**PROXIMITY CHART**

MEDICAL COLLEGE	-	800 m
DEVAGIRI COLLEGE	-	1.5 km
DEVAGIRI PUBLIC SCHOOL	-	1.5 km
BABY MEMORIAL HOSPITAL	-	4 km
MOFUSSIL BUS STAND	-	4.5 km
KSRTC	-	5 km
RAILWAY STATION	-	6.5 km
CALICUT AIRPORT	-	25 km



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# FEATURES

## Community features

- Swimming pool with spacious deck
- Multi recreation hall with indoor games like cards, chess, caroms, etc.
- Open terrace party area
- Health club
- Piped in music in lobby and select common areas
- Caretaker's room
- Drivers'/Janitors' room
- One passenger lift and one bed lift
- Access for differently abled
- Centralized gas supply
- 24-hr security/water/power
- Maintenance on call

## Eco features

- Ample green space
- Rainwater harvesting
- Landscaped garden
- Solar power for select common area lights

## Digital features

- Broadband internet connection
- Digital Cable TV Connection
- Intercom facility
- Security cameras at entrance gate, lobby and select common areas

## Technical features

- Metal /Fibre strip reinforcement on all joints to avoid cracks
- Sharp edges avoided on all fabrications to provide safety, especially for children
- Rubber fenders on parking area pillars to avoid damage to vehicles



# BASEMENT FLOOR PLAN



\*Dimensions may vary slightly during construction. Furniture and fixtures are indicative only. All dimensions are in centimetres.



# GROUND FLOOR PLAN



\*Dimensions may vary slightly during construction. Furniture and fixtures are indicative only. All dimensions are in centimetres.



**FIRST FLOOR PLAN**



\*Dimensions may vary slightly during construction. Furniture and fixtures are indicative only. All dimensions are in centimetres.



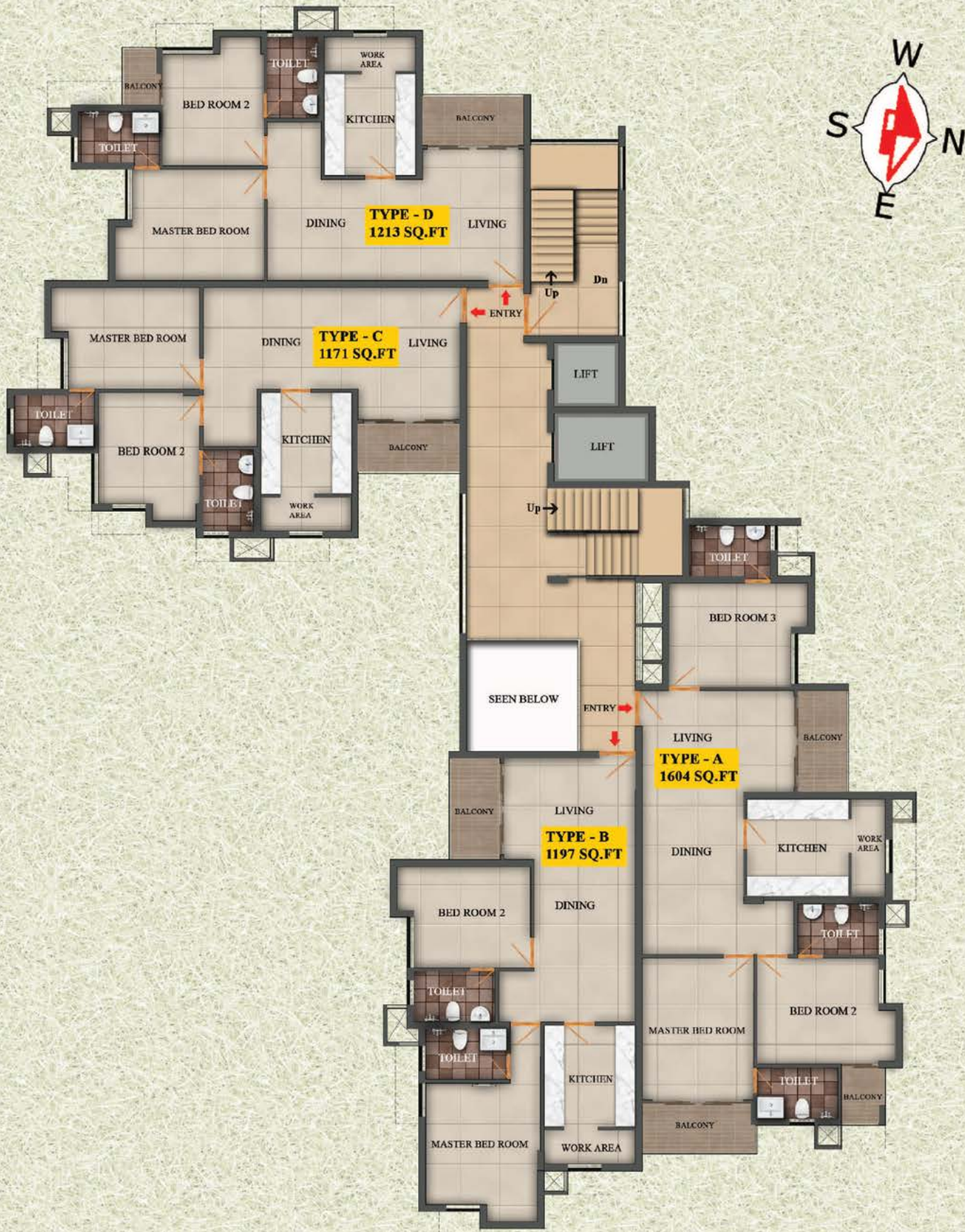
# 2<sup>nd</sup> FLOOR PLAN



\*Dimensions may vary slightly during construction. Furniture and fixtures are indicative only. All dimensions are in centimetres.



# Typical 3<sup>rd</sup> - 12<sup>th</sup> Floor Plans



\*Dimensions may vary slightly during construction. Furniture and fixtures are indicative only. All dimensions are in centimetres.



# 13<sup>th</sup> FLOOR PLAN



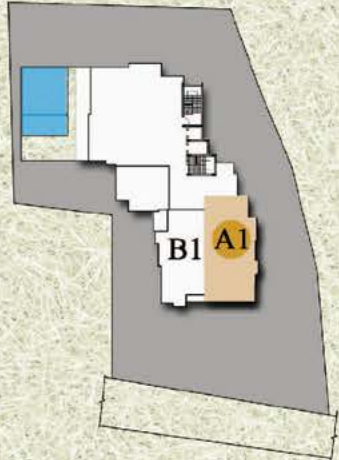
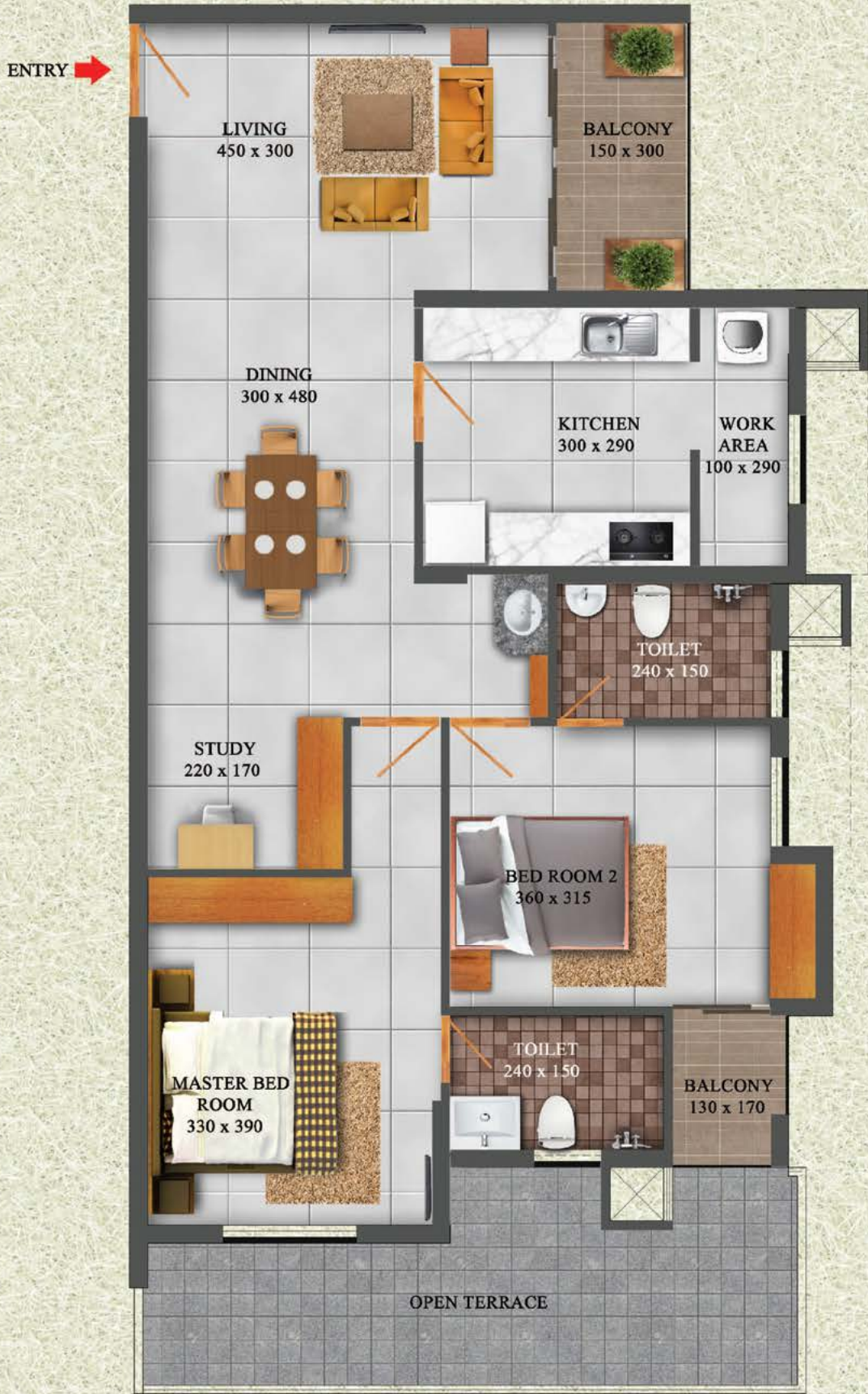
\*Dimensions may vary slightly during construction. Furniture and fixtures are indicative only. All dimensions are in centimetres.



# 1<sup>st</sup> FLOOR - TYPE A1

2 BHK Area - 1347 sq. ft.  
Open Terrace - 155 sq. ft.

CARPET AREA - 890 sq. ft.  
(As Per Central RERA)



\*Dimensions may vary slightly during construction. Furniture and fixtures are indicative only. All dimensions are in centimetres.  
\*Carpet Area as per Central RERA is the area excluding balcony and external wall.

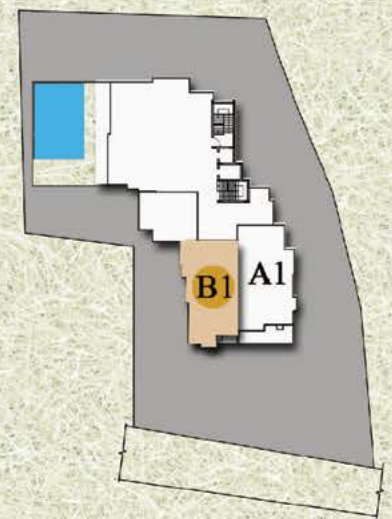


# 1<sup>st</sup> FLOOR - TYPE B1

2 BHK Area - 1197 sq. ft.

Open Terrace - 62 sq. ft.

CARPET AREA - 796 sq. ft.  
(As Per Central RERA)



\*Dimensions may vary slightly during construction. Furniture and fixtures are indicative only. All dimensions are in centimetres.

\*Carpet Area as per Central RERA is the area excluding balcony and external wall.



## 2<sup>nd</sup> FLOOR - TYPE C1

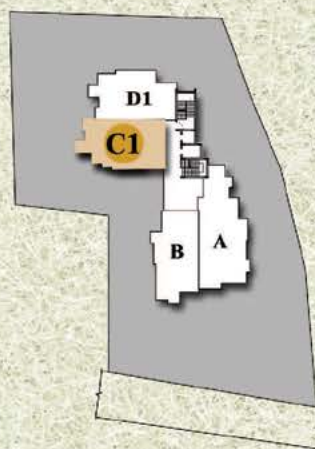
2 BHK Area - 1171 sq. ft.

Open Terrace - 71 sq. ft.

CARPET AREA - 775 sq. ft.

(As Per Central RERA)

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\*Carpet Area as per Central RERA is the area excluding balcony and external wall.



## 2<sup>nd</sup> FLOOR - TYPE D1

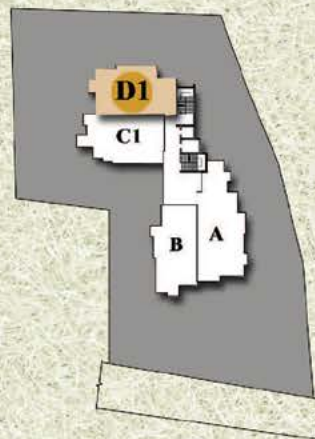
2 BHK Area - 1213 sq. ft.

Open Terrace - 67 sq. ft.

CARPET AREA - 789 sq. ft.

(As Per Central RERA)

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\*Carpet Area as per Central RERA is the area excluding balcony and external wall.

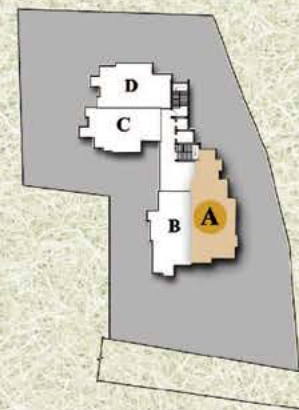


# 2<sup>nd</sup> To 13<sup>th</sup> FLOOR - TYPE A

3 BHK Area - 1604 sq. ft.

CARPET AREA - 1015 sq. ft.  
(As Per Central RERA)

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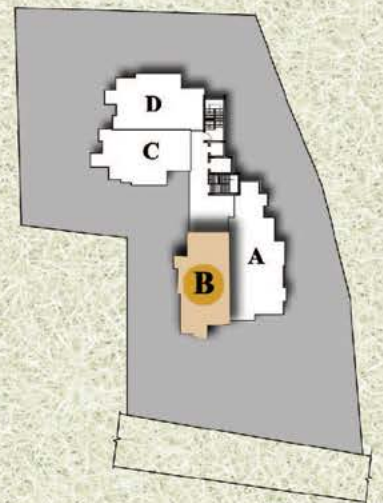
\*Carpet Area as per Central RERA is the area excluding balcony and external wall.



# 2<sup>nd</sup> To 12<sup>th</sup> FLOOR - TYPE B

2 BHK Area - 1197 sq. ft.

CARPET AREA - 796 sq. ft.  
(As Per Central RERA)



\*Dimensions may vary slightly during construction. Furniture and fixtures are indicative only. All dimensions are in centimetres.

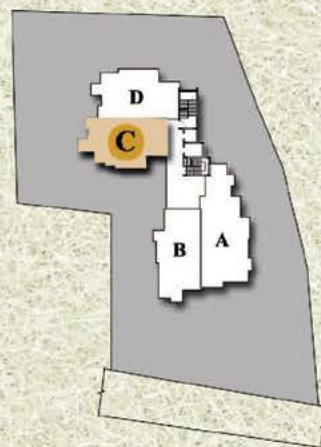
\*Carpet Area as per Central RERA is the area excluding balcony and external wall.



# 3<sup>rd</sup> to 13<sup>th</sup> FLOOR - TYPE C

2 BHK Area - 1171 sq. ft.

CARPET AREA - 775 sq. ft.  
(As Per Central RERA)



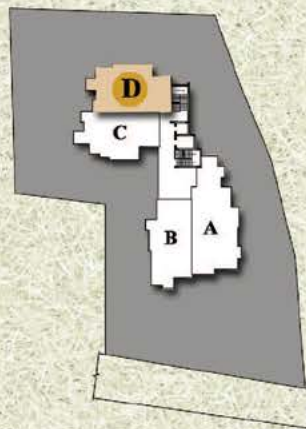
\*Dimensions may vary slightly during construction. Furniture and fixtures are indicative only. All dimensions are in centimetres.  
\*Carpet Area as per Central RERA is the area excluding balcony and external wall.



# 3<sup>rd</sup> to 13<sup>th</sup> FLOOR - TYPE D

2 BHK Area - 1213 sq. ft.

CARPET AREA - 789 sq. ft.  
(As Per Central RERA)



\*Dimensions may vary slightly during construction. Furniture and fixtures are indicative only. All dimensions are in centimetres.

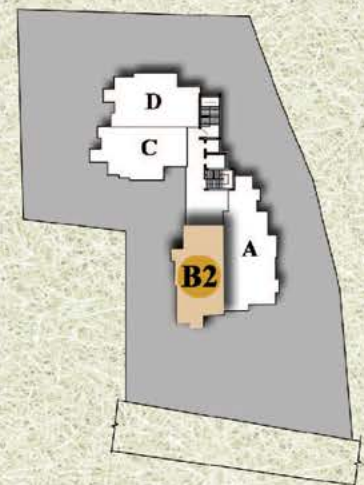
\*Carpet Area as per Central RERA is the area excluding balcony and external wall.



# 13<sup>th</sup> FLOOR - TYPE B2

## 2 BHK Area - 1185 sq. ft.

CARPET AREA - 789 sq. ft.  
(As Per Central RERA)



\*Dimensions may vary slightly during construction. Furniture and fixtures are indicative only. All dimensions are in centimetres.  
\*Carpet Area as per Central RERA is the area excluding balcony and external wall.



## SPECIFICATIONS

### **Foundation**

RCC foundations designed to suit the soil strata

### **Structure**

Reinforced cement concrete frame with solid cement blocks in fill walls

Earthquake resistance for Zone 3

### **Flooring**

High quality vitrified tiles with vitrified skirting for living, dining and bedrooms. Antiskid/matt tiles - ceramic/vitrified for kitchen, balcony and toilets. Entrance lobby, staircase & common areas will be of granite/vitrified flooring

### **Wall Claddings**

Designed ceramic/glazed wall tile cladding in bathrooms up to false ceiling height

### **Kitchen**

Granite kitchen counter, single bowl stainless steel sink with drain board

### **Toilet Fittings**

White sanitary ware including European water closet and wash basin

Good quality taps, mixer, shower and towel rods

### **Hardware**

Best quality hardware

### **Doors**

Decorative panelled main entrance door in teakwood with teakwood frames and designed teakwood shutter.

Factory made pre-hung doors with laminated/ moulded/flush shutters for bedrooms and toilets

### **Windows**

Fully glazed powder coated aluminium windows with M.S. grills

### **Painting**

Putty finished emulsion paint for internal walls and enamel paint for doors and window grills, external walls will be emulsion painted

### **Electricity Supply**

Concealed copper wiring. Adequate light points, fan points, 5 amps and 15 amps points, etc. with independent meters for each flat. Modular type switches. Provision for cable TV and telephone point in living room and intercom point in master bedroom. Generator backup up to 1200 watts per apartment



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## BRAND POOL

### Flooring

Bedroom Floor Tiles	: Johnson/RAK/Kajaria or equivalent vitrified tiles
Living and Dining Floor	: Simpolo/Johnson/RAK/Kajaria or equivalent vitrified tiles
Balcony and Sit-out	: Kajaria/RAK or equivalent
Toilet Floor Tiles	: RAK/Kajaria or equivalent
Toilet Wall Tiles (glazed)	: RAK/Kajaria or equivalent

### Washrooms / Powder Room

EWC	: Hindware/Cera or equivalent
Wash Basin	: Hindware/Cera or equivalent
Concealed Flush Tank	: Hindware/Vitra/Geberit or equivalent
Wall Plate	: Hindware/Vitra/Geberit or equivalent
Wall Mixer	: Jaquar or equivalent
Health Faucet	: Jaquar or equivalent
Angle Valve 1/2"	: Jaquar or equivalent
Bottle Trap	: Jaquar or equivalent for dining wash only

### Doors/ Windows

Inside Door/	
Toilet Door	: Kelachandra/Jackson/Kassa or equivalent
Windows	: Hindalco/Jindal or equivalent
Main Door Lock	: Dorset/Magnum or equivalent
Hinges	: AKS/Magnum or equivalent
Magnetic Catcher	: Magnum or equivalent
Door Eye	: Magnum or equivalent
Safety Chain	: Magnum or equivalent
Internal Door Lock	: Dorset or equivalent
Tower Bolt	: Magnum/Dorset or equivalent
Toilet Door Baby Latch	: Dorset or equivalent

### Kitchen

Kitchen Floor Tiles	: Kajaria/Asian/Simpolo or equivalent
Kitchen Sink	: Nirali or equivalent
Sink Cock	: Jaquar or equivalent
Cockroach Trap	: Chilly or equivalent
Waste Coupling	: Chilly or equivalent

### Paint

Internal Putty	: Asian/Berger or equivalent
Emulsion	: Jotun/Asian or equivalent
Exterior Emulsion	: Jotun/Asian or equivalent
Enamel	: Asian or equivalent

### Electrical

Distribution Board	: Schneider/Legrand/Havells/Hager/Siemens or equivalent
MCB	: Legrand/Schneider/Havells/Siemens or equivalent
Switches	: Legrand/Schneider/Havells or equivalent
Genset	: Kirloskar/Cummins or equivalent
Transformer	: Unipower/Intrans or equivalent

### Cement

India Cements/Dalmia/Zuari/Ramco Cements	or equivalent
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### Steel

Vizag/Sail/Tulsyan/JSW/Suryadev	or equivalent
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### Lift

Johnson/Kone	or equivalent
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## PIONEERING THE 5 POINT WASTE MANAGEMENT SYSTEM

Asset Homes as a responsible builder has always strived to promote and adopt the best practices in the industry for providing a clean, safe and healthy environment. As part of this great initiative, we are now introducing a unique 5 point waste management system for efficient management of organic and non-organic waste at our projects. This waste management initiative is founded on the principles of Reduce, Recycle and Reuse. There are broadly 5 types of wastes that can be identified in any location. They are degradable, non-degradable, waste to incinerate, e-waste and medical waste. For each kind of waste there is a colour-coded bin that is kept for its collection at the apartment premises. The Green Bin for degradable waste, the Blue Bin for non-degradable waste, Orange Bin is for e-waste, the Yellow Bin for wastes to be incinerated and the Red Bin for Medical Waste.



**The Degradable Waste Management:** The degradable waste management is done through converting the degradable waste into manure with the aid of a special processing unit. The end product can be used for home gardens or for agriculture. It's a system approved and adopted by the CREDAI Clean City Movement.



**The Non-biodegradable Wastes:** The non-biodegradable wastes include rubber tyres, plastics, glass bottles, fiber glass, styrofoam and metals. These wastes are converted into pellets using a processing unit and then used for paving roads and for other commercial purposes with the help of the CREDAI Clean City Movement in Kochi.



**The e-Waste:** The e-wastes include discarded computers, office electronic equipment, mobile phones, television sets and refrigerators. There is a special provision made for collecting and stocking these kinds of wastes within the apartment premises.



**Wastes to be incinerated:** Incineration involves combustion of organic substances contained in waste. High-temperature waste treatment systems are installed at the top of all apartment buildings to convert waste into ash.



**Medical Waste:** It includes all wastes of medical or laboratory origin like packaging, bandages, infusion kits and so on. The medical waste due to its contaminated nature and propensity to cause injury is given exclusive provision for safe collection and stocking.

The 5 point waste management system is introduced with a view to create more hygienic and sustainable living environs that facilitate convenient and comfortable living in the city.





**RESPONSIBLE  
 SOLUTIONS  
 FOR  
 WATER  
 MANAGEMENT**

Water scarcity is a global phenomenon and combined effort of all stakeholders is essential to evolve a strategy for ensuring water balance. The National Building Code suggests that the daily consumption for person per day for residences should be limited to 135 litres. We believe this can be reduced and further optimized without reducing hygiene standards. This is possible in two ways.

- We will provide LEED compliant water efficient fittings with the possibility of reducing water consumption by 20 to 30 percent vis a vis conventional fittings. The savings in water consumption will directly reduce costs towards :
  - Water storage ➤ Water generation / sourcing ➤ Water treatment ➤ Water transmission by pumps ➤ Water heating
  - Sewage treatment translating to lower maintenance costs and reduced impact on environment
- A commitment from you, our valued client, that you will actively encourage a philosophy of saving water by the simple method of shutting off the tap when not in use.

**Our strategy envisages further:**

- A transparent policy on sourcing water for various uses - Water balancing • Rain-water harvesting including storage, treatment and reuse of rain water
- Treatment of sewage to recover water for use in flushing and landscape irrigation.

**WATER BALANCING**

Sl. No	Water Sources	Onsite Treatment Provision	Usage	Name of Water
1	• Corporation / Municipality	Yes	• Drinking water (1 point in kitchen)	Drinking
2	• Bore well • Well water augmented • Rain water from roof during monsoons • Bowser water during emergencies	Yes	• Washbasins • Kitchen sinks • Ablution faucets • Showers • Washing machines • Dish washers • Swimming pool make up • Water body make up	Domestic
3	• Treated effluent from STP	Yes	• Flushing of water closets • Gardening	Flushing-Subject to technical feasibility

Notes:

- Excess rain water will be disposed off either by ground water recharging, deep well injection or led to external storm water. The procedure adopted may be any one or a combination of the methods outlined above. The strategy for disposal will be as dictated by the underground water table levels and availability of external municipal storm water drains. A similar process will be adopted for disposing of excess treated effluent. Needless to mention adequate treatment facilities will be provided to ensure that the effluent will be treated to levels which will safeguard against contamination of the underground water table. Kerala Pollution Control Board norms will be complied with, in this regard.
- All water supplied for use will be treated suitably ensuring human health is not endangered. Where treated effluent is used as in the case of flushing and gardening, suitable cautionary notices will be provided to protect against inadvertent misuse.
- Drinking water and domestic water will be treated to ensure compliance with WHO standards • Flushing water standards will comply with those laid down by Kerala Pollution Control Board.



# PRODUCT CHART

ASSET ENSIGN				
PRODUCT CHART- B+G+13				
LAND AREA IN CENTS	47.07			
NO OF APARTMENTS	50			
BASEMENT FLOOR	PARKING			
GROUND FLOOR	PARKING + LOBBY+ SERVICES + ASSET GALLERY (285 Sq Ft)			
	A1	B1		
	2 BHK + Study	2 BHK		
FIRST FLOOR	1347	1197	SWIMMING POOL + MULTI-RECREATION ROOM + HEALTH CLUB	
OPEN TERRACE	155	62		
	A	B	C1	D1
	3 BHK	2 BHK	2 BHK	2 BHK
SECOND FLOOR	1604	1197	1171	1213
OPEN TERRACE			71	67
	A	B	C	D
	3 BHK	2 BHK	2 BHK	2 BHK
THIRD FLOOR	1604	1197	1171	1213
FOURTH FLOOR	1604	1197	1171	1213
FIFTH FLOOR	1604	1197	1171	1213
SIXTH FLOOR	1604	1197	1171	1213
SEVENTH FLOOR	1604	1197	1171	1213
EIGHTH FLOOR	1604	1197	1171	1213
NINTH FLOOR	1604	1197	1171	1213
TENTH FLOOR	1604	1197	1171	1213
ELEVENTH FLOOR	1604	1197	1171	1213
TWELFTH FLOOR	1604	1197	1171	1213
	A	B2	C	D
	3 BHK	2 BHK	2 BHK	2 BHK
THIRTEENTH FLOOR	1604	1185	1171	1213





Happiness  
beyond square feet

**17**

**EXCLUSIVE**  
CUSTOMER CARE SERVICES

As a completely customer-centric company, Asset Homes has made a trailblazing journey from Asset Care to Asset Delight. As part of redefining customer experiences, a bouquet of 17 new delights have been introduced to widen the smiles on the faces of more than 3000 satisfied customers, across 36 countries.

- ASSET FAMILY OF THE MONTH
  - ASSET CUSTOMER ON BOARD
  - DELIGHT CIRCLE
  - 25 YEARS FREE INSURANCE  
COVERAGE FOR APARTMENTS
  - TRANSIT HOME FACILITY
  - DELIGHT SERVE - MOBILE APP
  - DELIGHT INFO - MOBILE APP
  - PROMPT DELIGHT
  - DAILY DELIGHT
  - DELIGHT de ASSIST
  - DELIGHT CARE
  - DELIGHT LEISURE
  - DELIGHT DRIVE
  - DELIGHT SURPRISES
  - DELIGHT DÉCOR
  - DELIGHT SHIFTS
  - DELIGHT SHINE
- 
- PRIVILEGE CARD





# 1 KERALA'S FIRST CHOICE

Our uncompromising approach to quality earned us the coveted CRISIL ratings. Our unrelenting commitment to serve you helped us deliver on time. Our deep concern for your well-being gave rise to innovative initiatives. We have always put you FIRST and we thank you too for putting us FIRST, always!

- THE FIRST BUILDER IN INDIA TO RECEIVE CRISIL DA2 RATING IN 8 YEARS SINCE INCEPTION
- THE FIRST BUILDER IN INDIA TO RECEIVE CRISIL 7- STAR RATING FOR ITS THREE RESIDENTIAL PROJECTS
- THE FIRST BUILDER IN INDIA TO GIVE 25 YEARS FREE INSURANCE FOR VILLAS/APARTMENTS









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Responsibly Yours

